

	<p><b>106 Park St</b>  <b>Halton Hills Ontario L7G 2V5</b>                  Halton Hills Glen Williams Halton  <b>Taxes: \$0.00 / 2024</b> <span style="float:right"><b>SPIS: N</b></span> <span style="float:right"><b>Last Status: New</b></span>                  Lot Parts 3,4,5 Plan 20M-1233 <span style="float:right"><b>DOM: 28</b></span></p>
	<p>Detached <span style="float:right"><b>Front On: S</b></span> <span style="float:right"><b>Rms: 9</b></span>  <b>Link: N</b> <span style="float:right"><b>Acre: 71.28 x 0 Feet</b></span> <span style="float:right"><b>Bedrooms: 4</b></span>                  2-Storey <span style="float:right"><b>Washrooms: 5</b></span>  <b>Irreg: 106.98Ft X 226.71Ft X</b> <span style="float:right"><b>1x2xGround, 2x3x2nd, 1x5x2nd,</b></span>                  71.44Ft X 324.1Ft <span style="float:right"><b>1x4x2nd</b></span>  <b>Dir/Cross St: Confederation St &amp; John St</b></p>

**MLS#:** W8172012 **Sellers:** Rom Management Inc **Contact After Exp:** N  
**Holdover:** 90 **Possession Date:** 6/30/2025 **Possession Remarks:** June 2025 **Occup:** Vacant  
**PIN#:** **ARN#:**

<p><b>Kitchens:</b> 1  <b>Fam Rm:</b> Y  <b>Basement:</b> Full  <b>Fireplace/Stv:</b> Y  <b>Heat:</b> Forced Air / Gas  <b>A/C:</b> Central Air  <b>Central Vac:</b>  <b>Apx Age:</b>  <b>Apx Sqft:</b> 3500-5000  <b>Assessment:</b>  <b>POTL:</b>  <b>Elevator/Lift:</b>  <b>Laundry Lev:</b>  <b>Phys Hdcp-Eqp:</b></p>	<p><b>Exterior:</b> Other / Stone  <b>Drive:</b> Private  <b>Gar/Gar Pk Spcs:</b> Built-In / 3.0  <b>Drive Pk Spcs:</b> 4  <b>Tot Pk Spcs:</b> 7.0  <b>UFFI:</b>  <b>Pool:</b> None  <b>Energy Cert:</b>  <b>Cert Level:</b>  <b>GreenPIS:</b>  <b>Prop Feat:</b></p>	<p><b>Zoning:</b>  <b>Cable TV:</b>  <b>Hydro:</b>  <b>Gas:</b>  <b>Phone:</b>  <b>Water:</b> Municipal  <b>Water Supply:</b>  <b>Sewer:</b> Sewers  <b>Spec Desig:</b> Unknown  <b>Farm/Agr:</b>  <b>Retirement:</b>  <b>Oth Struct:</b></p>
--	---	---

#	Room	Level	Length (m)	Width (m)	Description
1	Den	Main	4.11	x 3.35	
2	Dining	Main	4.72	x 3.81	
3	Family	Main	5.49	x 4.00	Fireplace
4	Kitchen	Main	5.41	x 3.00	Breakfast Bar      Pantry
5	Breakfast	Main	5.41	x 3.29	Combined W/Kitchen
6	Prim Bdrm	2nd	5.26	x 3.96	W/I Closet      5 Pc Ensuite
7	2nd Br	2nd	3.66	x 3.20	W/I Closet      3 Pc Ensuite
8	3rd Br	2nd	4.11	x 3.35	W/I Closet      3 Pc Ensuite
9	4th Br	2nd	5.12	x 3.66	W/I Closet      4 Pc Ensuite
10	Laundry	2nd			

**Client Remks:** To Be Built - Craftsman Model (Elevation A) By Eden Oak To Be Built In Georgetown. This 3577 Sqft Two-Storey Home Offers Open Concept Space, 4 Bedrooms, 3 Car Garage And 5 Washrooms Including Kitchen With Large Pantry, Double Sinks And Granite/Quartz Countertops. Gas Fireplace In The Family Room & Den To Add More Character To Home. A Patio Door Off The Dinette Allows For Easy Access To The Backyard. A Den/Office Is Conveniently Located Off The Main Entrance.

**Extras:** Location is Fabulous, Conveniently Located In Central Georgetown, Family Oriented Neighborhood, Close To Go Station And Downtown Shops, Library, Restaurant.

**Inclusions:**  
**Exclusions:**

**Rental Items:**

**Brkage Remks:** \*\*To Be Built, Taxes Not Yet Assessed(MPAC)\*\* Home Is To Be Sold Pre-Construction. Offer On Builder Forms. 10% Deposit Required In 6 Months.

SPECTRUM REALTY SERVICES INC. **Ph:** 416-736-6500 **Fax:** 416-736-9766  
 8400 Jane St., Unit 9 Concord L4K4L8  
 JAGDEEP GAMBHIR, Broker 647-226-7457  
 JATINDER SINGH PHULL, Broker 416-569-7608  
**Contract Date:** 3/25/2024 **Condition:** **Ad:** Y  
**Expiry Date:** 12/31/2024 **Cond Expiry:** **Escape:**  
**Last Update:** 3/25/2024 **CB Comm:** 2% Net Of Hst **Original:** \$2,249,900